



£370,000

At a glance...



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**holland
& odam**

9 Lower Silk Mill
Back Lane, Darshill
Shepton Mallet
Somerset
BA4 5HF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. Proceed through the village of Croscombe. Immediately after the sign for Shepton Mallet take the first left into Lower Silk Mill and the property can be found on the right hand side in the far corner.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Management Charges - £30 per month



Location

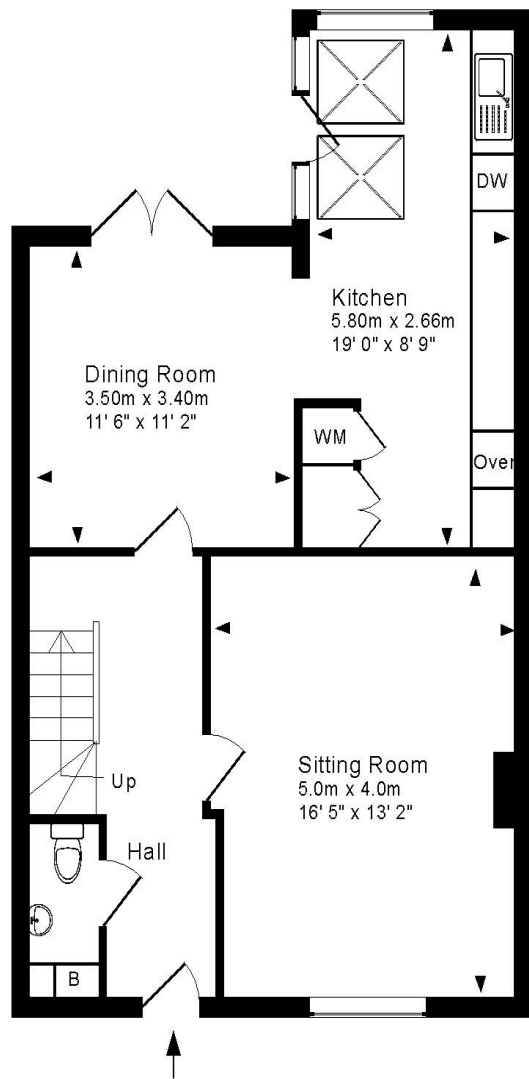
Situated in a small, ancient hamlet within a conservation area on the outskirts of Shepton Mallet, a pleasant historic Market Town set in the heart of the Mendips and offering a range of amenities and facilities with both junior and senior schools. Bristol c.21 miles, Bath c.18 miles and Wells c.5 miles away. Castle Cary Inter-City trains to Paddington c.8 miles.

Insight

Built in 2000 this very liveable, modern house offers style and panache with deceptively spacious accommodation arranged over three floors and a low maintenance, landscaped garden to the rear. Set within an attractive courtyard development centred around the conversion of a former Silk Mill. No onward chain.

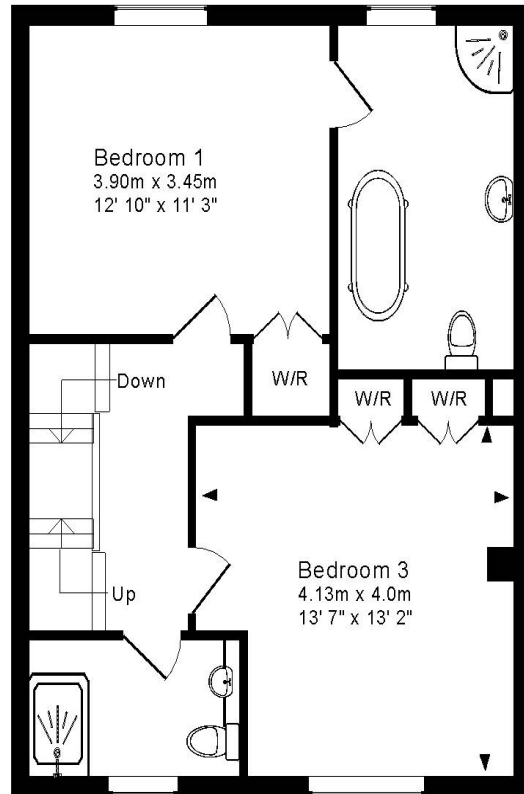
- Entrance hall with cloakroom off
- Sitting room with feature fireplace
- Dining room with french doors to the garden and opening into a generous kitchen with a vaulted, glazed ceiling to one end
- Master bedroom with en suite bathroom (including a separate shower) and built-in storage
- Further bedroom with built-in storage and en suite shower room
- Third double bedroom with extensive storage
- Well appointed shower room
- Gas fired central heating and UPVC double glazing
- Terrace to the front with attractive, landscaped garden to the rear over two levels with power, light and water
- 2 allocated parking spaces and visitors' spaces. Communal terrace and nature garden



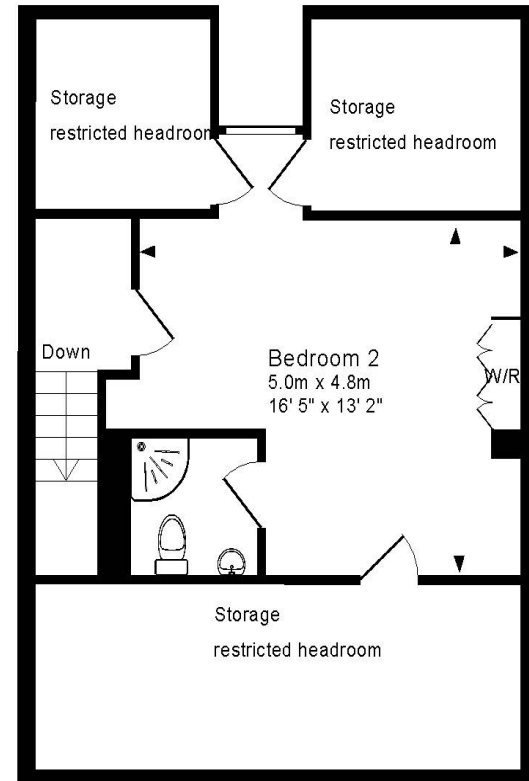


Ground Floor

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First Floor



Second Floor

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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